

Itemized Property Costs

From Table: MAIN Section 1

Record # 499

Property ID: 260502 Span #: 663-210-10851 Last Inspected: 07/24/2006 Cost Update: 06/08/2015

Owner(s): TROMBLEY FRANCIS
FARBOTKO JOHN

Address: 3187 MIDDLEBROOK ROAD
City/St/Zip: FERRISBURGH VT 05456
Location: 61 MAIN STREET
Description: LAND AND BUILDING(S)
Tax Map #:

Sale Price: 160,000 Book: 42 Validity: No Data
Sale Date: 12/17/1993 Page: 506
Bldg Type: Single Quality: 2.75 FAIR/AVG
Style: 1.5 Fin Frame: Studded
Area: 6054 Yr Built: 1900 Eff Age: 90
Rms: 11 # Bedrm: 0 # Ktchns: 1
1/2 Bath: 2 # Baths: 1

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	60.00		26.58	
Exterior Wall #2:	MtlSide / Ht=8	40.00		17.72	
ADJUSTMENTS					
Roof #1:	Metal-Chn	60.00		-0.58	
Roof #2:	CompShg	40.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.82	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			6,054.00	45.54	275,693
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 6)			2.00	803.75	1,608
Roughins (beyond allowance of 1)			-1.00	330.00	-330
Porch #1:	OpenSlb/NoWall/Roof/No		54.00	14.58	787
Porch #2:	WoodDck/NoWall/NoRoo		210.00	12.42	2,608
Basement	Conc 8"		1,232.00	12.98	15,991
Subtotal					296,357
Local multiplier		1.70			
Current multiplier		1.00			
REPLACEMENT COST NEW					503,807
Condition	Average	Percent			
Physical depreciation		48.00			-241,827
Functional depreciation		10.00			-50,381
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					211,600
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	0.30	1.00	1.50		67,500
Total	0.30				67,500
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		4,000
Sewer	y / y	Typical	Average		6,000
Total					10,000
Miscellaneous adjustment					900
TOTAL PROPERTY VALUE					290,000

NOTES

FUNC DEPR FOR 2ND FLR VACANT

Appealed in 2015. Current real estate listing - \$290,000.